

***Disclaimer:*** Pursuant to paragraph 23 of the Tender Notice, the Government will only answer questions of a general nature concerning Hung Shui Kiu Town Lot No. 18 (“HSKTL 18”), Hung Shui Kiu Town Lot No. 19 (“HSKTL 19”), Hung Shui Kiu Town Lot No. 20 (“HSKTL 20”), Hung Shui Kiu Town Lot No. 21 (“HSKTL 21”), Hung Shui Kiu Town Lot No. 23 (“HSKTL 23”) and Hung Shui Kiu Town Lot No. 24 (“HSKTL 24”) (collectively “the Lots”) and the tender exercise and will not provide legal or other advice in respect of the Conditions of Sale or any other documents referred to in the Tender Notice (including its annexes) or any statutory provisions relating to the Lots. Prior to submitting any tender for the Lots, prospective purchasers of the Lots may seek independent professional advice on issues concerning the Lots.

**Q1:**

**Please provide existing topographic survey of all subject sites.**

**Q2:**

**Please provide information of future site formation level and street levels.**

A1 & A2:

Please refer to paragraphs 2(c) and 5 of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) General Condition No. 5 and Special Condition No. (4) of the respective Conditions of Sale governing HSKTL18, HSKTL 20 and HSKTL 23 and the Technical Schedule annexed to the respective Conditions of Sale;
- (b) General Condition No. 5 of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) General Condition No. 5 and Special Conditions Nos. (4) and (5) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

Prospective purchasers of the Lots may visit the Lots and the Associated Areas (as referred to in paragraph 2(a) of the Information Statement) for information about the existing site condition.

**Q3:**

**Please provide infrastructure construction timeline of each site including access road, WSD potable & flushing water supply, DSD drainage foul & rainwater manhole connections, CLP electricity supply, town gas supply and sewage treatment plant (if required).**

A3:

Please refer to paragraph 2(c) of the Information Statement and the respective Conditions of Sale governing the Lots, including but not limited to Special Condition No. (3) of the respective Conditions of Sale, for information.

**Q4:**

**Please advise the tender award date.**

A4:

Please refer to paragraph 12 of the Tender Notice for information.

**Q5:**

**Please advise the tentative handover date of each site and any partial deferral of site, if yes, provide demarcation plan and timeline of the defer possession area.**

A5:

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (1) and (4)(g) of the respective Conditions of Sale governing HSKTL18, HSKTL 20 and HSKTL 23;
- (b) Special Condition No. (1) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) Special Conditions Nos. (1), (4)(g) and (5)(g) of the Conditions of Sale governing HSKTL 21,

as well as other relevant parts of the tender document for information.

**Q6:**

**Please clarify if sharing of temporary construction access will be required, if yes, provide demarcation plan and timeline of each shared access.**

**A6:**

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (4) and (25) of the Conditions of Sale governing HSKTL 18 and the Technical Schedule annexed to the said Conditions of Sale;
- (b) Special Condition No. (15) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24;
- (c) Special Conditions Nos. (4) and (23) of the Conditions of Sale governing HSKTL 20 and the Technical Schedule annexed to the said Conditions of Sale;
- (d) Special Conditions Nos. (4), (5) and (22) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale; and
- (e) Special Conditions Nos. (4) and (17) of the Conditions of Sale governing Hung Shui Kiu Town Lot No. 23 and the Technical Schedule annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

**Q7:**

**Please clarify if the sites, upon handover, are free from obstruction including structures/pond/graves/utilities etc. and the Developer will not be responsible for removing/relocating/demolishing any structures, if any.**

**A7:**

Please refer to paragraph 2(a) of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (2) and (4) of the Conditions of Sale governing HSKTL 18, HSKTL 20 and HSKTL 23 and the Technical Schedules annexed to the said Conditions of Sale;
- (b) Special Condition No. (2) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) Special Conditions Nos. (2), (4) and (5) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale.

as well as other relevant parts of the tender document for information.

**Q8:**

**Please provide GI report of the sites.**

A8:

Prospective purchasers of the Lots may wish to visit the Geotechnical Information Unit of the Civil Engineering and Development Department, which houses ground investigation reports and laboratory testing reports from other projects for public inspection (<https://www.cedd.gov.hk/eng/our-major-services/geotechnical/library/index.html>).

Please also refer to the respective Conditions of Sale governing the Lots, including but not limited to General Condition No. 5. Prospective purchasers of the Lots are advised to obtain their own appropriate expert advice prior to submitting any tender for the Lots.

**Q9:**

**Please provide information of required statutory assessments and submissions including but not limited to NIA/ DIA / SIA/ EIA/ AVA/ EcolA, etc.**

A9:

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (4), (44) and (46) of the Conditions of Sale

governing HSKTL 18 and the Technical Schedule annexed to the said Conditions of Sale;

- (b) Special Condition No. (31) of the Conditions of Sale governing HSKTL 19 and HSKTL 24;
- (c) Special Conditions Nos. (4) and (42) of the Conditions of Sale governing HSKTL 20 and the Technical Schedule annexed to the said Conditions of Sale;
- (d) Special Conditions Nos. (4), (5), (41) and (43) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale; and
- (e) Special Conditions Nos. (4) and (33) of the Conditions of Sale governing HSKTL 23 and the Technical Schedule annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

Prospective purchasers of the Lots are advised to obtain their own appropriate expert advice prior to submitting any tender for the Lots.

**Q10:**

**Please advise the timeline of OZP gazette for the subject sites (if any).**

**A10:**

According to the Notes of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3, HSKTL 18 falls within an area zoned “Residential (Group A)2”, HSKTL 20 falls within an area zoned “Residential (Group A)1”, and HSKTL 19, HSKTL 23 and HSKTL 24 fall within areas zoned as “Other Specified Uses” annotated “Enterprise and Technology Park”. The zonings and development restrictions for the Lots have remained the same since the first gazettal of the OZP No. S/HSK/1.

Whilst HSKTL 21 falls within an area zoned “Government, Institution or Community (1)” on the OZP, please be advised that HSKTL 21 is covered by a valid planning permission under application No. A/HSK/585 for proposed flat

with shop and services and eating places at non-domestic podium (domestic PR of 6.0 and non-domestic PR of 0.5) which was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board on 21.11.2025. Moreover, HSKTL 18 is also covered by a valid planning permission under planning application No. A/HSK/452 for proposed minor relaxation of PR (domestic PR of 6.0 and non-domestic PR of 0.5) and building height (165mPD) which was approved by the Committee on 23.6.2023. Corresponding amendments to the OZP will be proposed to reflect the approved/completed developments when opportunity arises.

**Q11:**

**Regarding Criterion (2) – Introduction of leading enterprises under Section 2 of the Marking Scheme at Annex II to the Tender Notice, the enquirer made the following enquiries:**

- (a) Regarding the letter exchanges between the tenderer and the leading enterprise, what details does the Government expect to see (e.g. scope of service)?**
  
- (b) Apart from letter exchanges, what evidence would be considered as acceptable proofs of agreement with leading enterprise to move into the lot?**

**A11:**

The tenderer must demonstrate that it has secured the agreement of leading enterprise(s) to move into the relevant lot(s) (referred to as “agreement” hereafter) in Item 2 of the Form of Tenderer’s Proposal at Appendix A to Annex II to the Tender Notice. An example of acceptable proof is the letter exchanges between the tenderer and the leading enterprise(s). The Government recognises that the agreement could be part of the deal between the tenderer and the leading enterprise(s), and could be expressed in different forms in various level of detail. The Government will consider whether agreement has indeed been secured based on evidence.